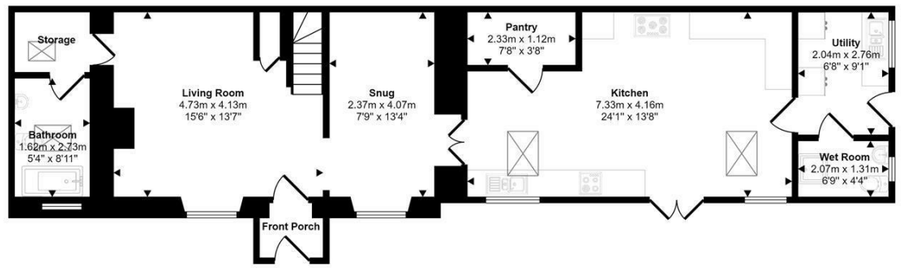
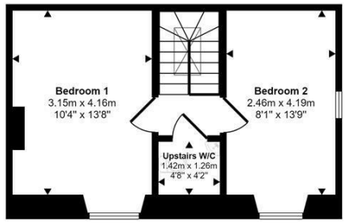
Approx Gross Internal Area
121 sq m / 1303 sq ft



Ground Floor
Approx 88 sq m / 943 sq ft



First Floor
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Pembrokeshire
DRAINAGE: We are advised this property is served by private drainage.
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations for the kitchen should they be necessary - please note the vendors are happy to put in place indemnity policies to cover this.

Ref: LW/LW/04/24/OK_LW

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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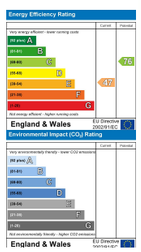
WEST WALES FINEST PROPERTIES

Frondeg Tegryn, Glogue, Llanfyrnach, Pembrokeshire, SA36 0EF

- Character 2 Bed Smallholding
- Elevated Location with Panoramic Views
- Summer House & Stable
- Accessed Via Shared Lane
- Oil Fired Central Heating
- Approx 3.5 Acres Land
- Traditional Features Throughout
- Open Plan Kitchen / Dining Room
- Self Sustainable Lifestyle & Idyllic Setting
- EPC Rating : E



Price £425,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

Welcome to this charming two bedroom cottage, a registered Smallholding with approximately 3.8 acres, located near the village of Glogue in North Pembrokeshire, this delightful home is a true gem waiting to be discovered. Dating back to pre-1900, the cottage exudes character and warmth, boasting many traditional features and elevated views of the surrounding landscape. Offering ample space for a self-sufficient lifestyle and well situated for reaching the towns of Cardigan, Narberth and Haverfordwest and the Pembrokeshire Coastline with its many pristine, blue flag beaches.

Entering via the side of the house straight into the practical utility room, a wet room is found immediately on your left, handy for use after a day spent enjoying the land. A door leads to the attractive kitchen, which is approx. 7.3 meters long and has a wonderful wooden A-Frame feature ceiling with Velux roof windows allowing plenty of natural light to spill in. This is a useful space, with a good range of units and a hardwood worktop, space for an eight person dining table, and a choice of either the four oven, oil-fired Aga or separate electric oven to cook with, an enamelled Belfast double sink overlooks the front garden.

French doors lead from the kitchen to the front garden and the decked area where you can dine alfresco, taking in the panoramic views. A pantry is also tucked behind a door in the kitchen, perfect to store additional food or crockery. Accessed via glazed multi-pane French doors, is the snug room, a cosy spot to enjoy a book and a glass of wine, a pretty feature window segues the partial open plan entrance into the warm and inviting living room which has a log burner sitting on top of a slate hearth, set under an oak mantle and bricked arch.

Towards the front of the house is the entrance porch accessed via split barn style doors, one of which is glazed and can be opened along with the UPVC front door, allowing a seamless view outside. The porch has a slate floor and this space is perfect to store your essential country-life attire. A door at the other end of the living room allows access to the family bathroom, with Velux roof window and a second window to the front, a wood-panelled bath and painted wood-panelled surrounding walls.

Heading upstairs from the living room, there is a Velux window illuminating the pretty stairwell, a short landing leads to the upstairs W/C and the two good sized double bedrooms, both featuring comfortable window seats with delightful views of the surrounding landscape, one bedroom has a pretty feature circular window set within the gable end.

The entire house retains many of its traditional features including exposed wooden beams, purlins and A-Framed roof trusses, traditional wooden doors with cast iron thumb latches, adding to the overall authenticity and homeliness of the cottage.

Externally, the house is approached via a shared private lane, lined with ancient beech trees. There is ample parking to the side of house. The land consists of two paddocks, one for grazing and one with a slate mount, small stream and fruit trees. There is a two-horse stable block, a variety of storage sheds and a workshop, a chicken coop, poly-tunnel and a terraced garden above the house with wooden summer house and an old slate former pig-sty. There are a variety of flower beds and planted shrubs immediately to the front of the house including a patio and water feature and an elevated wooden deck provides the perfect viewpoint for the paddock and the views beyond.

This home certainly grabs your attention and must be viewed to be fully appreciated !

The nearby village of Crymych offers amenities such as a primary and secondary school, local shops, cafes, rugby club, petrol filling station, leisure centre and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within easy driving distance to Pembrokeshire Coast National Park and the Pembrokeshire Coastline.

DIRECTIONS

From Cardigan, take the A478 Tenby Narberth Road. Turn left just before Crymych signposted Tegryn/Bwlchygroes. After about 1 - 1.5 miles take the right turn for Tegryn. Follow the road to the junction and turn right into Tegryn. Just after the pub, turn right and immediately left towards the chapel. When you reach Llwyn Yr Hwrdd chapel, turn down lane towards Llwyn Yr Hwrdd Farm, turn left & Frondeg is the 1st cottage on the left. What 3 Words Ref - ///jigging.crumples.mouth